

# TO LET

UNIT E7/E8 GROUND FLOOR 1,606 TO 3,332 SQ FT  
(149.2-308.6 SQ M)

SUPERB RETAIL OPPORTUNITY



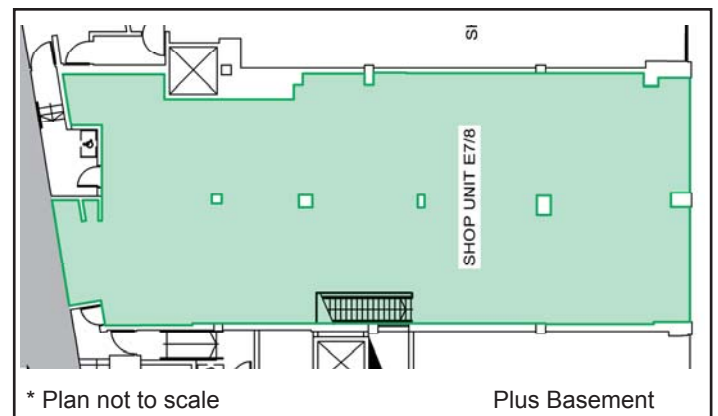
## LOCATION

The Bon Accord & St Nicholas centres comprise the established prime shopping location for the City of Aberdeen. Aberdeen is the major retail centre for the people of North East Scotland. The city has a catchment of over 400,000 people with 52% of the core catchment being the more affluent AB and C1.

The Bon Accord Centre, which has recently undergone a major refurbishment, benefits from footfall averaging over 270,000 people per week making it one of Scotland's busiest shopping locations.

Tenants include John Lewis, M&S, Topshop, River Island, Next, New Look, Kurt Geiger, Jigsaw, Hobbs, Phase Eight and Disney Store, along with restaurants Pret a Manger, Yo! Sushi and Di Maggios.

## FLOOR PLAN - Unit E7/E8



BON ACCORD  
&  
ST NICHOLAS

## DESCRIPTION

Unit E7/E8 occupies a prime location on the ground floor of the St Nicholas Centre between Miss Selfridge and WH Smith. Other occupiers nearby include Marks & Spencer, The Body Shop, Perfume Shop, Office Shoes and Holland & Barrett.

The unit is arranged over ground and basement floors extending to the following areas:

Ground floor	3,332 sq ft	308.6 sq m
Basement	818 sq ft	76 sq m
Total	4,140 sq ft	384.6 sq m

## RENT

Offers in excess of £225,000 per annum exclusive of VAT are invited for the units.

## TERMS

The unit is available by way of a new effective full repairing and insuring lease for a term to be agreed.

## RATEABLE VALUE

The Valuation Roll shows a Rateable Value for the property of £170,000 effective from 1st April 2017. (Each new occupier has the right of appeal

against this figure.) Based on the rates poundage of 46.6p, (plus large property supplement of 2.6p) this value will result in an estimated rates liability in financial year 2017/18 of £83,640.

## SERVICE CHARGE

For the current year (2017/2018) the service charge payable is estimated at £38,679.11 per annum.

## PLANNING

We have been verbally advised by the Local Planning Authority that the subject currently benefits from Class 1 consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## EPC

EPC Rating = C

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction. The ingoing tenant will be responsible for LBTT, registration dues, etc in connection with the lease.

## ENTRY

By agreement, on conclusion of all legalities.



## SUB-DIVISION

Sub-division of the units may also be considered. The sub-divided units would extend to the following approximate net internal areas:

Unit E7	Ground floor	1,668 sq ft	154.9 sq m
	Basement	893 sq ft	82.9 sq m
	Total	2,561 sq ft	237.9 sq m
Unit E8	Ground	1,606 sq ft	149.19 sq m
	Remote Store	269 sq ft	25 sq m
	Total	1,875 sq ft	174.18 sq m

## RENT

On subdivision, offers in excess of £115,000 per annum are invited for Unit E7 and in excess of £110,000 per annum for Unit E8.

## TERMS

The units are available by way of a new effective full repairing and insuring lease for a term to be agreed.

## RATEABLE VALUE

On a sub-division basis the rates are still to be assessed following the first lettings.

## SERVICE CHARGE

For the current year (2017/2018) the service charge payable is estimated at £22,758 per annum for Unit E7 and £16,638 per annum for Unit E8.

## PLANNING

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## EPC

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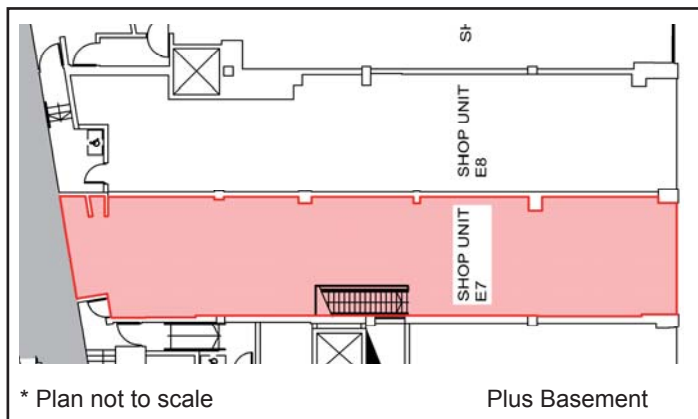
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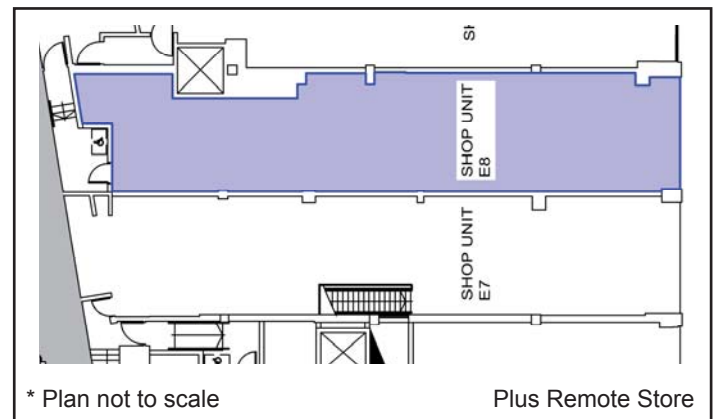
## ENTRY

By agreement, on conclusion of all legalities.

## FLOOR PLAN - Unit E7



## FLOOR PLAN - Unit E8



**BON ACCORD**  
&  
**ST NICHOLAS**  
bonaccordandstnicholas.com

*it all comes together –*

### Further Information



Ian Whelan  
0131 558 5121  
iwhelan@eyco.co.uk

Tom Forster  
0131 558 5130  
tforster@eyco.co.uk



Kevin Sims  
0141 204 7708  
kevin.sims@cbre.com

Callum Mortimer  
0131 243 4153  
callum.mortimer@cbre.com

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